

FIDDLER'S GREEN

VILLAS

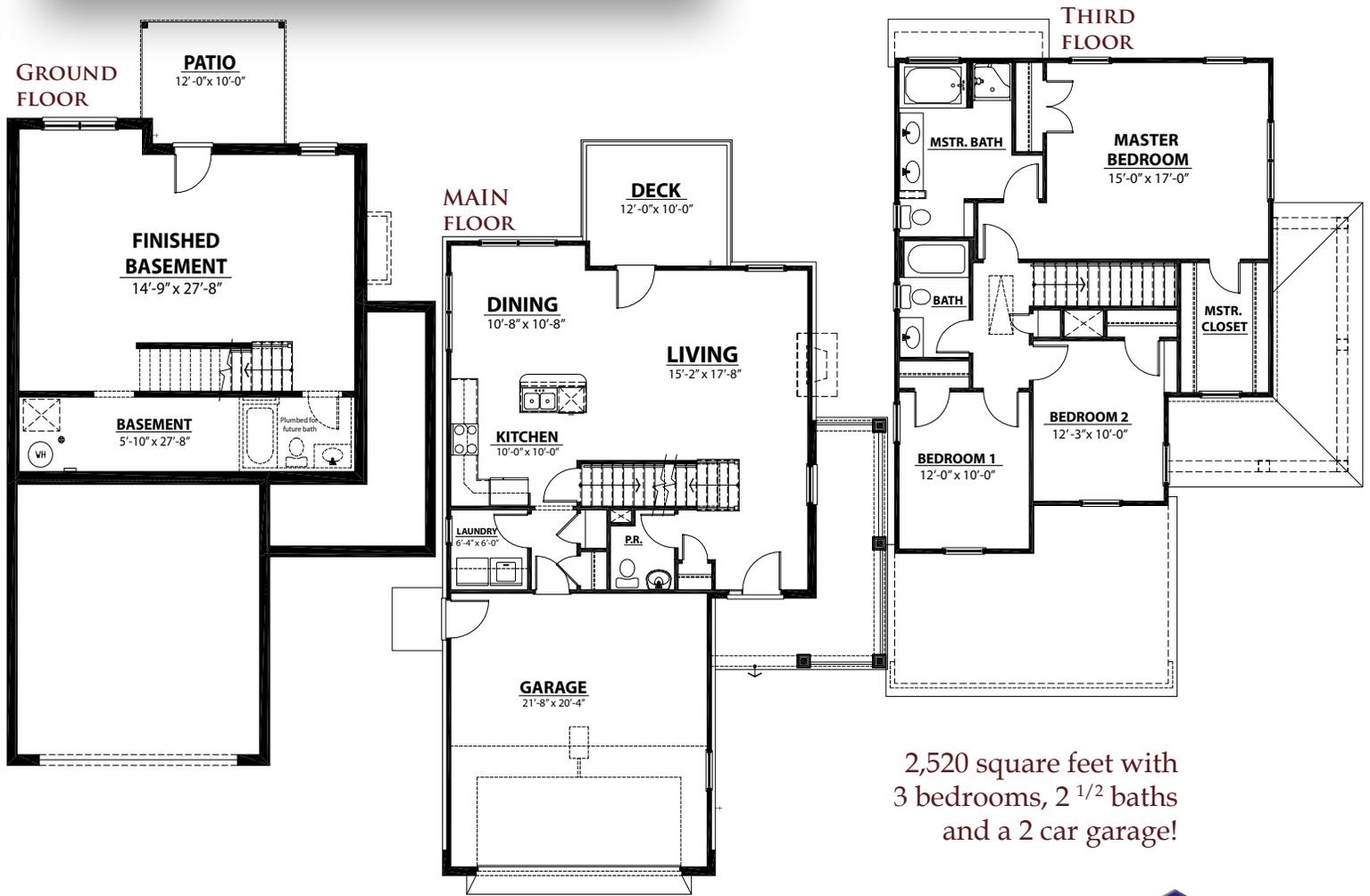
The Sapphire



OWN THE VIEW!

Make the move to Fiddler's Green and enjoy Blacksburg's lovely panoramic view of the surrounding mountains.

At Fiddler's Green, you're only minutes away from shopping, dining and entertainment in downtown Blacksburg.



2,520 square feet with 3 bedrooms, 2 1/2 baths and a 2 car garage!

For more information, contact Shelia Stump
540.605.0750 or email: ssump@sasbuilders.com



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Sapphire Specifications

Foundation

- Footers – 3000 psi concrete with continuous reinforced steel
- CMU Foundation
- Waterproofing – Tuff 'N' Dry with 15 year warranty for basements
- 4 " perimeter drain tile
- Sub Terrain Termite Treatment

Structural

- Floor joists: 2 x 10 @ 16 " o.c. or TGI
- Floor Systems: 3/4 " T&G O.S.B.
- 2 x 4 Exterior wall studs – 16 o.c.
- Exterior wall sheathing, 7/16" O.S.B.
- 2 x 6 rafters or roof trusses – per plan
- 2 x 6 or 2 x 8 ceiling joist or engineered roof trusses (per plan)
- 7/16 " O.S.B. roof sheathing with ply-clips
- Ceiling heights 8 ft. Main Level

Plumbing

- PEC water supply system
- PVC drain waste and vent system
- Fiberglass bathtubs and showers
- Round vitreous china water closets - white
- Stainless steel kitchen sink
- 1/2 HP In-sink-erator disposal
- Single lever bath faucets by Moen
- Washer hookup and dryer receptacle
- 50 gallon electric water heater
- Fire Extinguisher

Electrical

- 200 AMP main electrical panel with breakers
- Smoke detectors (per code)
- Exterior receptacle on GFI circuit
- Builder light fixture package – includes bulbs and doorbell
- Exhaust fan in baths
- Box, conduit and faceplate for phone outlets (1 per room excluding Dining Room, Laundry Room and Bathrooms)
- Category 5 phone cable wiring installed (home run).
- Wiring for ceiling fan/light in living room and master bedroom – fixture not included

Appliances

- Dishwasher –5 cycle
- Over the Range Microwave
- Radiant Range, self cleaning

Exterior

- Vinyl siding
- Vinyl soffit, aluminum wrap fascia and trim
- Class A architectural fiberglass roof shingles over 30 lb. Felt – Ice dam material @ eaves
- Continuous ridge & soffit vent
- Single hung vinyl windows
- Front door 6 panel insulated steel
- Deluxe exterior front door handle & dead bolt – nickel finish
- Concrete sidewalk
- Concrete front porch
- Asphalt paved driveway

- Deck – treated lumber
- Foundation – block to grade
- Garage Door – raised panel – steel non insulated
- Gutters & downspouts to piping

Interior Finish

- Ceilings and walls: 1/2 " gypsum drywall;
- Interior trim – painted – semi-gloss
- Walls – Primer plus coat latex paint (one color)
- Textured ceilings
- Carpet & Vinyl floor covering
- 1/4 " underlayment at vinyl flooring areas
- Shoe molding at vinyl areas
- Six panel hardboard interior doors – paint grade
- Nickel finish lever door hardware
- Kitchen cabinets and laminated countertops
- Vanity tops white on white cultured marble with recessed sink
- Chrome bath accessories
- Vinyl coated wire shelving
- Mirrors over vanities

Insulation and Heating/Cooling Preparation

- Floor: Per New 2009 Code
- Exterior walls: Per New 2009 Code
- Attic: Per New 2009 Code
- Foam sealer at exterior wall electrical boxes
- Electric Heat Pump (13 Seer)

Landscaping

Basic Landscape Package picked by Seller before development and/or construction begins. Package includes Grass Seed, Straw, Mulch beds and Shrubby. New lawns require maximum maintenance by purchaser. Plants may require watering in cold weather as well as during warm periods. Lawns are not guaranteed. *See Covenants and Restrictions for more information.

CUSTOMIZE YOUR NEW HOME FROM THE GROUND UP

OPTIONAL PRICING REQUEST (OPR)

SAS OPR Process is designed to help make the customization of your new home easy, streamlined and efficient. You'll be able to add your personal touches while staying on schedule and within budget. The idea is to know when to customize and how changes can impact costs and closing. Timing is everything! If you follow these simple rules, you'll move into the home of your dreams faster and at the price you expected.

FOUNDATION—FRAMING—ROOFING—PLUMBING
MECHANICAL—ELECTRICAL
EXTERIOR MATERIALS—INSULATION—DRYWALL
INTERIOR PAINT
KITCHEN/BATH FLOOR COVERING—CABINETS
HARD SURFACES—CARPET—FINAL REVIEW
BUYER WALK—THROUGH

Builder Reserves the right to alter materials, specifications, features, designs and prices without prior notice.



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10 Year Residential Warranty Corporation a Limited Warranty is available for additional cost.